

Key: 1350

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.114

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
MILLETT GEORGE A 484 BEDFORD ST REALTY TRUST 925 CENTRE ST BROCKTON, MA 02302				31-38-0				484 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MILLETT GEORGE A				08/10/2007	O	89,000	34940-187				
GILSON LETHA M				12/04/1962	QS		2985-170				
GILSON LETHA M				12/03/1962	QS		2985-170				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
510	08/10/2010	3	ALTERATIONS	250	07/18/2013	DF	100	100
	04/06/2015	61	SITE VISIT		12/15/2017	RJM	100	100
		99	OTHER				100	100
		99	OTHER		07/16/2014	LF	100	100
		6	CYCL GROWTH		07/18/2013	DF	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	25,439	C3	1.00	100	201,400	1.53	100	1.00	C3	1.00	179,440

TOTAL	25,425 SF	ZONING	N . T 7657...	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	NOTE	. T 7657...	LAND		179,400	173,400	
Infl1	FACTOR 100			BUILDING		202,500	195,100	
Infl2	PHY 100			DETACHED		13,700	13,200	
				OTHER		0	0	
				TOTAL		395,600	381,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	A	1.00	10 0.90		20	202.30	3,600
PAV	A	1.00	70 0.30		5,000	3.70	5,600
C06	A	1.00	50 0.50		320	18.40	2,900
W04	A	1.00	50 0.50		70	8.90	300
LH2	A	1.00	50 0.50		1	2,684.70	1,300



BLDG COMMENTS

BODY LEVE
MATT WOOD PHOTO
COMFORT HEALING

BUILDING	CD	ADJ	DESC	MEASURE	12/15/2017	RJM
MODEL	5		CIM-5	LIST	12/15/2017	EST
STYLE	31	0.81	STORE [100%]	REVIEW	12/28/2017	RJM
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2008	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	232,704
NET AREA	2,240	DETAIL ADJ	0.685	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,008	2008	98.22	99,001	CONDITION ELEM	CD
\$NLA(RCN)	\$104	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	560	2008	98.22	55,001	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	672	2008	98.22	66,001	INTERIOR	
				ROOF COVER	10	METAL	1.00	C	MZU	N	UNF MEZ	672		18.90	12,701	CDN/APP	
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	15	SUSPENDED	0.95										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	2008 / 13
																COND	13 13 %
																FUNC	0
																ECON	0
																DEPR	13 % GD 87
																RCNLD	\$202,500

(A)	28	BAS	36
(C)	28	MZU	24
(B)	28	BAS	20